

**Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: March 9, 2006 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING
Thursday, March 09, 2006 – 6:00 p.m.
City Hall, Third Floor - Aldermanic Chambers**

I. PUBLIC HEARING:

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)

(Continued from February 09, 2006):

1. S-05-2006 Property located at 31 Trolley Street, an application to subdivide property to create two (2) single family building lots – Eric Mitchell & Assoc., Inc. for Trolley Cross Development Corp.

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

2. S-11-2006 Property located at 77 Larchmont Road, an application to subdivide property to create an 8,100 SF single family building lot – Daniel Young for Wendy & Michael Becker
3. S-12-2006 Property located on Penny Lane, an application to subdivide property to create two (2) single family building lots – TF Moran for Ronald & Anne Poltak
4. SP-07-2006 Property located at 1571 S. Willow Street, an application for site plan approval for construction of a 6,000 SF retail building, with on-site parking – Appledore Engineering for McFarland Development, LLC
5. SP-14-2002
(Amendment) Property located at 100 McGregor Street, an application to amend a previously approved site plan by constructing approximately 10,460 SF of new space (surgery, patient support & mechanical), and a fit-up of approximately 15,500 SF (operating suite) – Dignard Architectural Services for CMC
6. SP-24-2004 Property located on Perimeter Road (TM 721, Lot 17E), an application to amend

(Amendment) a previously approved site plan by adding 1,800 SF to a 6-bay hangar facility - CLD for Aero-Hex Association

7. CU-09-2006 Property located at 361-375 Massabesic Street, an application for a conditional use permit to provide an alternative parking arrangement pursuant with Section 10.02 (D) of the zoning ordinance – James Normand, Esq. for Lawson Family Trust
8. S-37-2004 (Amendment) Property located at 10 Charlotte Street, a request to amend the conditions of subdivision approval granted on August 25, 2005 – LeClerc & Son Enterprises, LLC

II. LIMITED BUSINESS MEETING:

9. PD-02-2006 SP-05-2006 Property located at 1095 Bodwell Road, an application to create a planned development consisting of seven (7) residential structures, and for site plan approval for the construction of twenty-eight (28) units (26 attached townhouses and 2 single family dwellings) - Woodland Design Group for William Socha Development LLC
10. PD-01-2006 SP-03-2006 Property located at 167 & 183 Silver Street, an application for site plan and planned development approval for the construction of two (2) townhouse buildings containing fifteen (15) dwelling units – KNA for KAM Development, LLC and Francis & Jeanne Coleman
11. Review of proposed signage at 1602 Elm Street (Mobil Convenience Store).
12. Discussion of potential changes to zoning map/ordinance.
13. Any other business items from Staff or Board.